SETBACK AND ZONING REQUIREMENTS FOR THE R-0, R-1 and R-2 Zoning Districts **LOT WIDTH** 10' Required 20' Rear Yard Allowable one-story Area rear yard encroachment is 25% of the required rear yard area 8 R-0/R-2R-0/R-2**R-1** TOTAL SIDE YARD SETBACK REQUIREMENT 1st Story 2nd Story R-0/R-212' 18' 15' 21' R-1 R-0/R-214 R-0/R-212' **R-1** Line of Second Story Tree Removal Permit is required for removal of any tree greater than 38" in circumference. All new additions must conform with current setback 20' 25' Required 2nd 1st **Driveway** Front Story Story Yard . Property Line_ 11' **Typical FACE OF CURB**

- **Maximum Lot Coverage** = 40%. Lot Coverage includes enclosed and unenclosed roofed patios.
- **Floor Area Ratios (FARs)** above the following percentages and square footage require a Planning Commission Hearing.

R-0. R-1 and R-2: 45% or 4,050 sq. ft., whichever is less.

R-2 Duplex or Multi-Unit: 55% or 4,050 sq. ft., whichever is less.

Floor Area includes both living area and garage area. Basements which are no more than 2 ft. above grade are not included as floor area. FAR is the ratio of the house size to the lot size.

See Other Side for More Requirements